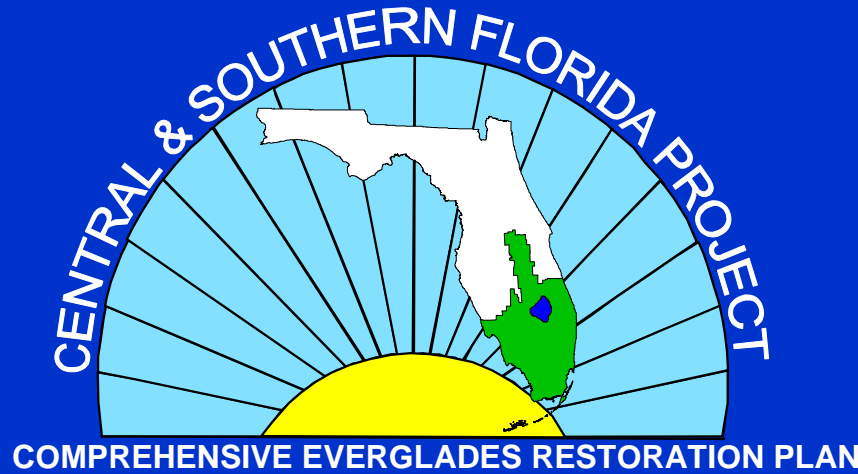


Real Estate Strategy



Comprehensive Everglades Restoration Plan (CERP)

Real Estate Strategy Overview

- **Developing Real Estate Operating Procedures for CERP**
- **Developing Partnerships with Local Governments**
- **Prioritizing Real Estate Acquisitions**

Developing Real Estate Operating Procedures for CERP

- **To Facilitate both Internal Coordination and External Coordination with the USACE during Planning and Acquisition**
- **To Reduce Acquisition Risk for the District**
- **To Allow Interim Uses for Acquired Lands**

Developing Partnerships with Local Governments

- Funding
 - Martin County
 - Miami-Dade County
 - Palm Beach County
 - Future Partnerships
- Tax Base
 - Interim Use

Prioritizing Real Estate Acquisition

- CERP Implementation Schedule for Construction/Operation
- Existing Funding
- Opportunity Purchases

Estimated Land Needs for CERP

Total Land Needs for District Sponsored Projects

215,000 Acres

\$2.2 Billion

Land Needs by 2010

149,000 Acres

\$1.4 Billion

CERP Real Estate Expenditures 2001

\$166,600,000

WPB Wastewater Reuse Pilot

**Taylor Creek/Nubbin Slough
Storage and Treatment**

C-43 Basin Storage Reservoir Project

Bird Drive Recharge Area Project

CERP Real Estate Expenditures 2001 contd.

**Palm Beach County Ag Reserve
Reservoir Project**

**C-11 Impoundment Diversion
and Canal**

CERP Real Estate Expenditures 2002

\$68,200,000

WPB WW Reuse

C-44 Basin Storage Reservoir (Construction)

C-23, C-24 Storage Reservoirs (Construction)

WCA-3 Decompartmentalization Part 1

Acme Basin B

LNWR (Strazzula)

CERP Real Estate Expenditures 2002 contd.


C-9 STA/Impoundment

C-4 Control Structures Project

Bird Drive Recharge Area Project

PBC Ag Reserve Reservoir

Risk Associated with CERP Land Acquisition

<u>Stage of Project Development</u>	Level of Risk for Land Crediting and Probability of Willing Sellers	Land Cost
Prior to Project Implementation Report	<i>High</i>	<i>Low</i>
PIR - Recommended Alternative		
PIR - Draft Report		
PIR - Approved by Corps/SFWMD		
PIR - Authorized by Congress		
Project Cooperation Agreement Executed	<i>Low</i>	<i>High</i>